

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.40/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.71
GROSS FLOOR AREA (sq. m)	-	183.3
LOT COVERAGE (%)	45.0	40.9
BUILDING HEIGHT (m)	9.0	8.35

STRUCTURE

MODEL NO.	42-05 A	
HOUSE STYLE (i.e. waiwai, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-01 B
	WEST	42-04 A
	NORTH	42-06 B
	SOUTH	LOT 147N
FIREBREAK LOT	127N & 134N	

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.80	227.67
SANITARY	Y	2.66	226.70
STORM	Y	1.66	227.72

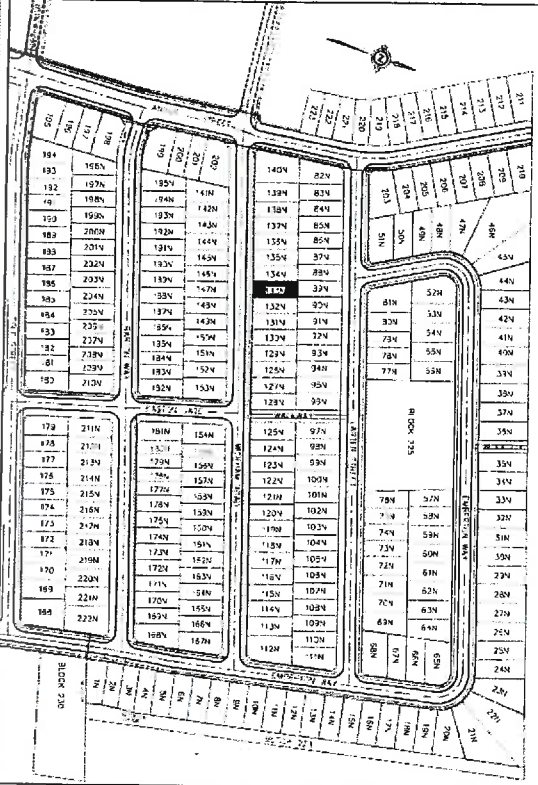
LEGEND

FE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USR	UNDER SIDE FOOTING @ REAR
USF2	UNDER SIDE FOOTING @ GARAGE
N	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
W	WINDOW
○	REIL PROJECTILE
□	CABLE PROJECTILE
□	CATCH BASIN
DBL	DOUBLE CATCH BASIN
+	ENGINEERED PILL
+	HYDRO CONNECTION
+	FIRE HYDRANT
+	STREET LIGHT
+	MAIL BOX
+	TRANSFORMER
+	WATER VALVE
+	WATER CONNECTION
+	SEWER CONNECTION
+	STORM SEWER CONNECTION
+	AREA DRAIN
+	AIR CONDITIONING
+	FIREBREAK LOT
+	DOWN SLOUT TO BRUSH PAD
+	TREE
+	SHADE DIRECTION
+	CHALK LINK FENCE
+	PRIVATE FENCE
+	SOUND BARRIER
+	REPORT TO BE EXTENDED TO 1.2M FROM BOUNDARIES

GENERAL NOTES

- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL MEET THE REQUIREMENTS OF THE APPROVED LID APPLICATION PRESENTED ON THE APPROVED DESIGN. DRAWINGS PGS. R02 & R03 PREPARED BY DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING ITS CONFORMANCE CERTIFICATION TO ENSURE ITS CERTIFICATION OF APPROVED DESIGN. IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

KEY PLAN



RAIN GARDEN - CROSS SECTION



RAIN GARDEN AREA = 12.53 m²

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK CHART, IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION LAND II, TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING. (BENCHMARK # 20011905U49 ELEVATION: 236.06)

PENG STAMP



COMPANY LOGO FOR PLAN DESIGNER
(include address/phone no.)

PN design

Imagine - Inspire - Create
TEL: (905) 738-3177
TEL/FAX: (905) 738-5449
DWO@PNDDESIGN.COM

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

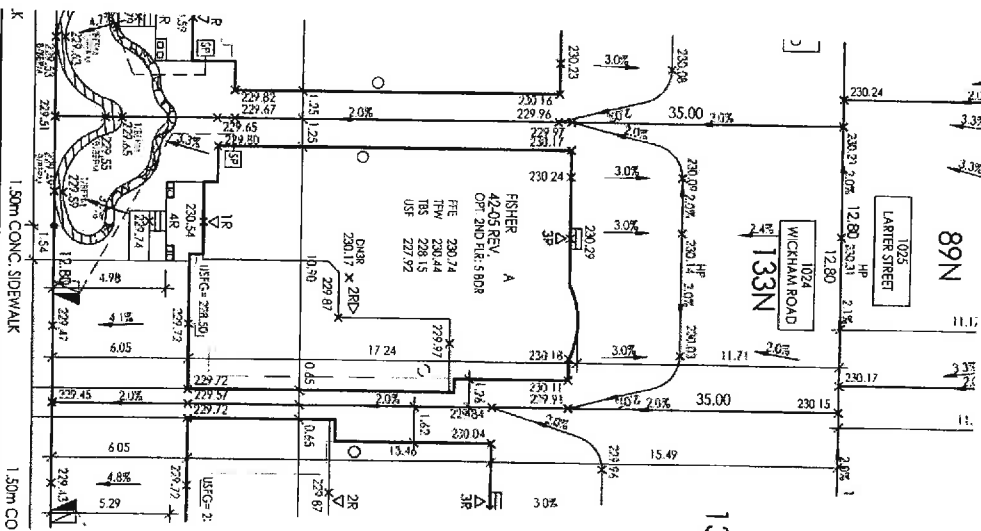
APPROVED BY: *Jim Haggrow, P.Eng.*
SIGNATURE: *15 Nov. 2017*
DATE:

COMPANY NAME: *URBAN WATERWAYS GROUP LTD.*

ZANCOR HOMES
LOT 133N
PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250
DATE:
DWG. NO. 14084

WICKHAM ROAD



It is the builder's complete responsibility to ensure that all plans submitted for approval are in compliance with the applicable guidelines including zoning provisions and development standards in the subdivision agreement. The Central Architect is not responsible in any way for working drawings with a stipulating plans or building code or permit matter or that any house can be properly built or located on its lot.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL/CENTRAL REVIEW
APPROVED BY: *[Signature]*
DATE: 15 Nov. 2017
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.